

**Revision of Industrial land use category for DMIC Integrated Industrial Township Greater Noida.**

The Integrated Industrial Township is an initiative of DMIC to drive manufacturing activity in the region in order to promote sustainable development. The project is planned with the key objective to create a “knowledge-based ecosystem” integrated with industries leading to innovation and economic development. The township will act as a magnet to promote R&D activities, and will subsequently promote industrial development, in line with DMIC’s objective to promote industrial and manufacturing activities in the region. The proposed industry cluster is planned with all supporting amenities - residential, education, research, commercial, recreation, offices & administration uses- forming part of the mixed “community” proposed within the industrial township. Also a Mixed use integrated development to promote a ‘walk-to-work’ concept in the industrial township and promoting a ‘Work-Live-Play-Learn’ environment.

As per the revised Master Plan the land use distribution and allotted FAR for each category of uses of the Integrated Industrial Township is as below:

| Sl. No. | Land Use                                  | Area as per revised site layout plan(ha.)<br>20.07.2018 | %age Area as per revised site layout plan | Permissible FAR        |
|---------|---|---|---|------------------------|
| 1.      | <b>Industry</b>                           | <b>134.57</b>   | <b>50.78</b>                              |                        |
|         | a. Hi Tech (incl. IT)                     | 62.96   | 23.76                                     | 2                      |
|         | b. Bio Tech                               | 30.36   | 11.46                                     | 4.25                   |
|         | c. R & D                                  | 41.25   | 15.57                                     | 4.25                   |
| 2.      | Commercial Mixed Use                      | 15.44   | 5.83                                      | 5.25                   |
| 3.      | Residential (Group Housing + EWS Housing) | 29.50   | 11.13                                     | 5.5 for GH & 2 for EWS |
| 4.      | Utilities                                 | 4.45  | 1.68                                      | 1                      |
| 5.      | Green and Water Bodies                    | 41.76   | 15.76                                     |                        |
| 6.      | Roads                                     | 39.28   | 14.82                                     |                        |
| 7.      | Total area excluding GNIDA roads          | 265.00  | 100                                       |                        |
| 8.      | Total Project Area                        | 302.63  |   | Global FAR 2.5         |

It had been brought to the notice of the Board on the 31<sup>st</sup>. Board Meeting dated: 23/12/2019, that out of the three categories of Industries ie 1). Hi Tech Industries including IT (FAR=2.00), 2). R & D (FAR=4.25) and 3). Bio Tech (FAR=4.25) and all

the land under Hi Tech Industry Category has exhausted as on date. But no demands have been shown of the other two categories, R & D and Bio Tech due to its high FAR.

As per the proposal submitted to the Board to review the project feasibility to club all the Industrial Categories as one unit with lower FAR, the Board had approved to constitute a committee to examine the existing Land use and the allotted FAR of the project prepared by the consultants in the past along with its financial viability; as approved by the board in the last meeting held on 3<sup>rd</sup>.Sept 2019.

The members of the committee are as below:

- Sh. K. K. Joadder, Retd., Chief Planner, TCPO. - Chairman.
- Sh. W. Sukhabir Singh, Sr. Manager, GNIDA/DMIC IITGNL. - Member.
- Sh. Rajeev Gupta, Chief Financial Officer, DMIC IITGNL. - Member.
- Sh. Rahul Kaintura, Executive (URP), DMICDC. - Member.

Accordingly, the committee has submitted its report to make the project viable and to fulfil the market demands.

The Report submitted by the Committee is enclosed as **ANNEXURE-1**. The recommendation of the committee is as below:

*“The land use of Bio-tech and R&D is merged into Green/ Non-Polluting Industries with FAR of 2 and purchasable FAR of 2.25 i.e. maximum FAR of 4.25 (rate of purchasable FAR shall be applicable as per the Prevailing Bye Laws from time to time). This option enables to maintain the Global FAR of 2.50 while opening up allotment for various industries like Hi-Tech, Bio-Tech, R&D, I.T., etc. and also to any other Green/ Non-Polluting Industries. This option would also increase the financial feasibility as the land rate for all the industries is same for a FAR of 2. Further, this option opens up possibility for sale of additional FAR increasing the financial feasibility in the long term.*

*The final land use plan proposed is as below:*

| Sr. No. | Land Use Category                | Land-use area (Sq. mt.) | FAR                | Built Up area    |
|---------|----------------------------------|-------------------------|--------------------|------------------|
| 1       | HI Tech incl IT                  | 6,29,600                | 2                  | 12,59,200        |
| 2       | Green / non-polluting industries | 3,03,600                | 2+2.25 purchasable | 12,90,300        |
| 3       |                                  | 4,12,500                |                    | 17,53,125        |
| 5       | Commercial/ Mixed Use            | 1,54,400                | 5.25               | 8,10,600         |
| 6       | Residential - GH                 | 2,53,000                | 5.5                | 13,91,500        |
| 7       | Residential - EWS                | 42,000                  | 2                  | 84,000           |
| 8       | Utilities                        | 44,500                  | 1                  | 44,500           |
| 9       | Green Spaces                     | 4,17,600                | 0                  | 0                |
| 10      | Roads                            | 3,92,800                | 0                  | 0                |
|         | <b>Total</b>                     | <b>26,50,000</b>        |                    | <b>66,33,225</b> |
|         | <b>GLOBAL FAR calculated</b>     | <b>26,50,000</b>        | <b>2.50</b>        | <b>66,33,225</b> |

| <i>Sr. No.</i> | <i>Land Use Category</i>   | <i>Land-use area (Sq. mt.)</i> | <i>FAR</i>  | <i>Built Up area</i> |
|----------------|----------------------------|--------------------------------|-------------|----------------------|
|                | <i>GLOBAL FAR Approved</i> | <i>26,50,000</i>               | <i>2.50</i> | <i>66,33,225</i>     |

*Further, it is pertinent to mention that the rate for the purchasable FAR needs to be calculated and the land allotment policy needs to be revised for adopting the above proposed land use for DMIC IITGNL.”*

Accordingly, the proposal is being submitted to the Board to consider Revision of Industrial land use category for DMIC Integrated Industrial Township Greater Noida

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This is regarding the Revision of Industrial land use category for DMIC Integrated Industrial Township Greater Noida. The Integrated Industrial Township is an initiative of DMIC to drive manufacturing activity in the region in order to promote sustainable development. The project is planned with the key objective to create a “knowledge-based ecosystem” integrated with industries leading to innovation and economic development. The township will act as a magnet to promote R&D activities, and will subsequently promote industrial development, in line with DMIC’s objective to promote industrial and manufacturing activities in the region. The proposed industry cluster is planned with all supporting amenities - residential, education, research, commercial, recreation, offices & administration uses- forming part of the mixed “community” proposed within the industrial township. Also a Mixed use integrated development to promote a ‘walk-to-work’ concept in the industrial township and promoting a ‘Work-Live-Play-Learn’ environment.

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As per the proposal submitted to the Board to review the project feasibility to club all the Industrial Categories as one unit with lower FAR, the Board had approved to constitute a committee to examine the existing Land use and the allotted FAR of the project prepared by the consultants in the past along with its financial viability; as approved by the board in the last meeting held on 3<sup>rd</sup>.Sept 2019.

The members of the committee are as below:

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- Sh. Rajeev Gupta, Chief Financial Officer, DMIC IITGNL. - Member.
- Sh. Rahul Kaintura, Executive (URP), DMICDC. - Member.

Accordingly, the committee has submitted its report to make the project viable and to fulfil the market demands.

The Report submitted by the Committee is enclosed at C- . The recommendation of the committee is as below:

*“The land use of Bio-tech and R&D is merged into Green/ Non-Polluting Industries with FAR of 2 and purchasable FAR of 2.25 i.e. maximum FAR of 4.25 (rate of purchasable FAR shall be applicable as per the Prevailing Bye Laws from time to time). This option enables to maintain the Global FAR of 2.50 while opening up allotment for various industries like Hi-Tech, Bio-Tech, R&D, I.T., etc. and also to any other Green/ Non-Polluting Industries. This option would also increase the financial feasibility as the land rate for all the industries is same for a FAR of 2. Further, this option opens up possibility for sale of additional FAR increasing the financial feasibility in the long term.*

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|         | Total                            | 26,50,000               |                    | 66,33,225     |
|         | GLOBAL FAR calculated            | 26,50,000               | 2.50               | 66,33,225     |
|         | GLOBAL FAR Approved              | 26,50,000               | 2.50               | 66,33,225     |

*Further, it is pertinent to mention that the rate for the purchasable FAR needs to be calculated and the land allotment policy needs to be revised for adopting the above proposed land use for DMIC IITGNL.”*

Accordingly the board Agenda to be submitted to the Board to consider Revision of Industrial land use category for DMIC Integrated Industrial Township Greater Noida is closed from C- to C- for your kind perusal.

**(W. SUKHBIR SINGH)**  
Sr. Manager (Urban Planning)

**Director, DMIC-IITGNL**

**Managing, Director DMIC-IITGNL**

**(W. SUKHBIR SINGH)**  
Sr. Manager (Urban Planning)

**Director, DMIC-IITGNL**

**Managing, Director DMIC-IITGNL**